

Memorandum

To: Planning Commission

From: Andrew Bauer, AICP, Senior Planner, 425-556-2750, abauer@redmond.gov

Date: February 10, 2017

Subject: **Proctor Site-Specific Comprehensive Plan Amendment and Rezone**

PURPOSE

- Staff background and update on the status of the proposed Proctor Comprehensive Plan Amendment and Rezone, including neighborhood meeting summary and next steps.
- Seek input from Commissioners on additional topic areas staff should further evaluate to inform draft policies and regulations as they are developed.

PREPARATION FOR FEBRUARY 15, 2017 MEETING

Please review the material provided below and be ready to provide input to staff on additional topic areas that should be evaluated as part of the review of the proposal and development of draft Comprehensive Plan policies and zoning regulations.

BACKGROUND

The Proctor Site-Specific Comprehensive Plan Amendment and Rezone is a privately-initiated docket request to change the Comprehensive Plan and zoning designations to allow residential development without the requirement for ground floor nonresidential space on the property at the SW corner of Willows Road and NE 124th Street. Quadrant Homes (Applicant) filed the request in spring 2016 and it was subsequently recommended by the Planning Commission and approved by Council for further review and consideration as part of the 2017 docket.

The 15+ acre site is currently vacant and contains multiple streams and wetlands on its southern portion. Topography is relatively steep near NE 124th Street and Willows Road. Abutting the site are the City limits with City of Kirkland to the north and Unincorporated King County across Willows Road to the east.

Both the Comprehensive Plan and zoning designations on the site are Business Park (BP). This designation continues to the south and west, while properties just to the north within the City of Kirkland are zoned Industrial and properties within Unincorporated King County to the east are zoned Agriculture. Generally speaking, the immediately surrounding land use characteristics reflect similar zoning. However, a broader look at zoning and land uses in the vicinity indicates a diversity of uses such as multifamily, commercial, retail, and single-family.

BP zoning allows a range of commercial, manufacturing, and business services with size limitations on certain uses like restaurants and convenience stores. Residential uses are allowed

in the BP zone with the condition they be within a mixed use building with ground floor nonresidential uses and apartments above.

The Applicant's request is to revise the Comprehensive Plan and zoning designations to Design District and to allow residential development in the form of townhomes and apartments without the requirement for ground floor nonresidential uses, while also allowing for commercial services on the site that could either be included as part of a mixed use building or standalone. This request applies only to the Proctor site and adjacent zoning would remain unchanged. The Applicant's request notes the site may be better suited for medium-density residential development due to the site's location, vehicle access, and natural features which could make some development scenarios allowed under current regulations challenging.

NEIGHBORHOOD MEETING SUMMARY

Policy LU-63, Design District Designation, requires that consideration of this designation include public involvement from the neighborhood in which it is located. The first of two neighborhood meetings was held on February 2, 2017 and focused on introducing the topic and sought input on the proposed land uses and other elements that should be further evaluated with regard to the proposal. City staff facilitated the meeting and provided necessary background information, while the Applicant presented their objectives for the request.

Property owners and businesses within 500 feet of the site were notified of the meeting. The notification list did not include any residences (none within 500 feet), but did include stakeholders such as Physio-Control, Nabtesco Aerospace, City of Kirkland, King County, and OneRedmond, among others. Of those who attended the meeting were representatives from the properties/businesses directly to the west and south. Two discussion questions were asked of attendees:

1. What's most important to consider with regard to the proposed land uses?
2. What other elements should be considered or evaluated?

In response to the questions above the topics discussed at the meeting included:

- Overall number of residential units anticipated.
- Whether residential and retail land uses on the site are compatible with each other.
- Lack of restaurant and retail space in the area for employees to access.
- Commercial/retail size limits. Make sure commercial space is economically viable if required and/or limited in size. Could serve nearby employees.
- Parking ratios should be such as to eliminate/minimize potential for spillover parking impacts on adjacent properties.
- Transportation and vehicle access to the site. A development on the site will likely require a new traffic signal on NE 124th Street. Any access on Willows Road should be restricted and moved as far away as possible from the intersection with NE 124th Street. Participants expressed concerns about site access and associated traffic.
- Whether the site is suitable for business park uses.
- Apart from concerns about parking spillover, participants indicated that they did not expect noise or land use compatibility issues between existing businesses in the area and the proposed land uses for the Proctor property.

NEXT STEPS & SCHEDULE

With input from the first neighborhood meeting and Planning Commissioners, staff will begin to develop an outline for drafting policies and zoning regulations. Once drafted, the outline will be shared at the second neighborhood meeting for additional input from the public. It is anticipated that following the second neighborhood meeting the policies and regulations would be further developed for review by the Technical Committee and Planning Commission. The tentative schedule is as follows:

April 2017 – Neighborhood Meeting #2

June 2017 – Technical Committee

July-Sept 2017 – Planning Commission Review & Recommendation to Council

Oct-Nov 2017 – City Council Review

Nov-Dec 2017 – City Council Decision

ATTACHMENT

A. Vicinity Map

Please contact Andrew Bauer with questions (425-556-2750, abauer@redmond.gov).